

# FOR SALE

## \$530,000

## Development Opportunity

NEAR 38TH & KIPLING  
 10200 West 38th Avenue  
 Wheat Ridge, Colorado 80033



### Property Information

- One purchase yields two parcels separated by a gentle running creek owned by the city
- The larger 19,733 SF lot was formerly a home but has been razed
- The second smaller 5,489 SF lot is adjacent to existing single family residence
- Overall site is bowed in the middle offering a park-like amphitheater setting
- Trees and vegetation grow well due to creek running by the parcels
- Close to new Sprouts Farmer's Market
- Next door neighbor is a senior living center & medical office across the street
- Zoning allows for adult entertainment, veterinary clinic, bed & breakfast, ability to develop live/work product, day care, cosmetic services, medical office buildings, general business & professional offices, parking of 3 or less commercial tractor trailer/semi's, residential group home, micro brewery, micro distillery and micro winery are all ideal uses in the park-like venue
- Medical marijuana centers & medical marijuana testing facilities are a permitted use



### Demographics (Source: Allocate Data 2016)

|                   | 1 mile   | 3 miles  | 5 miles  |
|-------------------|----------|----------|----------|
| Population        | 9,927    | 102,763  | 303,592  |
| Average HH Income | \$70,357 | \$69,149 | \$75,173 |
| Employees         | 5,765    | 73,560   | 159,901  |
| Businesses        | 553      | 7,026    | 15,839   |

### Traffic Counts (CDOT 2014, <sup>1</sup>2015; Google Earth <sup>2</sup>2012, <sup>3</sup>2013)

|                                 |                              |
|---------------------------------|------------------------------|
| On Kipling St north of 32nd Ave | 34,000 cars/day              |
| On Kipling St north of 38th Ave | 38,000 cars/day <sup>1</sup> |
| On 38th Ave east of Kipling St  | 13,618 cars/day <sup>2</sup> |
| On 38th Ave west of Kipling St  | 10,703 cars/day <sup>3</sup> |

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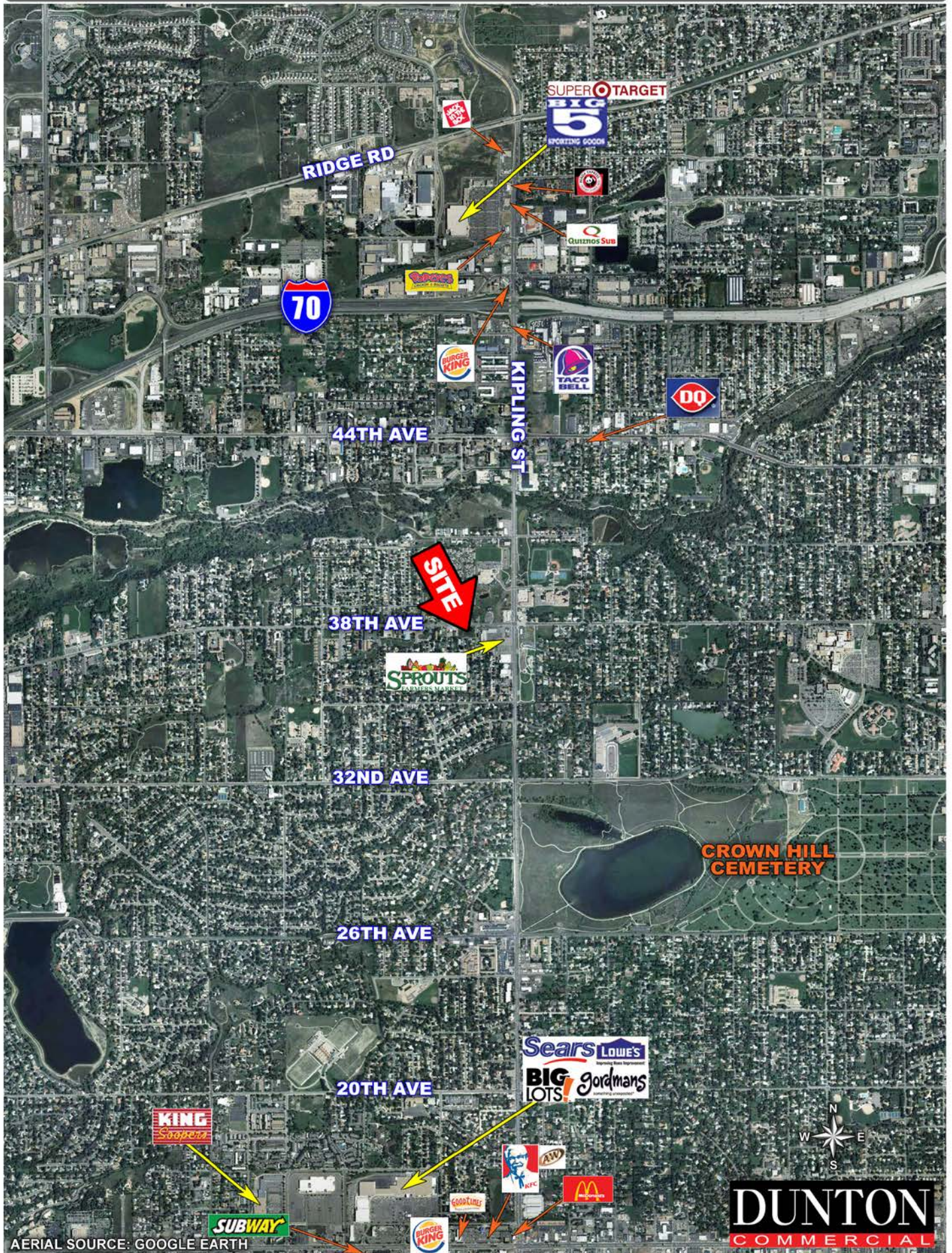
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# 38th Avenue & Kipling Street



AERIAL SOURCE: GOOGLE EARTH

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:/AERIALS/Dunton/38th&Kipling\_2011.PSD

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